

FREDERICK COUNTY PLANNING COMMISSION

December 14, 2011

TITLE:

**Mount Saint Mary's University
Mount Village Student Housing**

FILE NUMBER:

**SP 84-22 (AP #12137, APFO #12138 & FRO
#12139)**

REQUEST:

Site Plan

The Applicant is requesting site plan approval to construct six student-housing buildings totaling 72,990 square feet. Each building will contain 35-36 beds for a total of 220 beds located on a 10.87-acre portion of the overall 454.18-acre tract.

PROJECT INFORMATION:

LOCATION: Located along St. Anthony Way, north of Motters Station Road.
ZONE: Zoned: Institutional (Ie)
REGION: Thurmont
WATER/SEWER: M-U
COMP. PLAN/LAND USE: Institutional

APPLICANT/REPRESENTATIVES: (as applicable)

APPLICANT: Mount Saint Mary's University
OWNER: Mount Saint Mary's University
ENGINEER: Patton Harris Rust & Associates
ARCHITECT: Not Listed
ATTORNEY: Not Listed

STAFF:

Tolson DeSa, Principal Planner

RECOMMENDATION:

Conditional Approval

Enclosures:

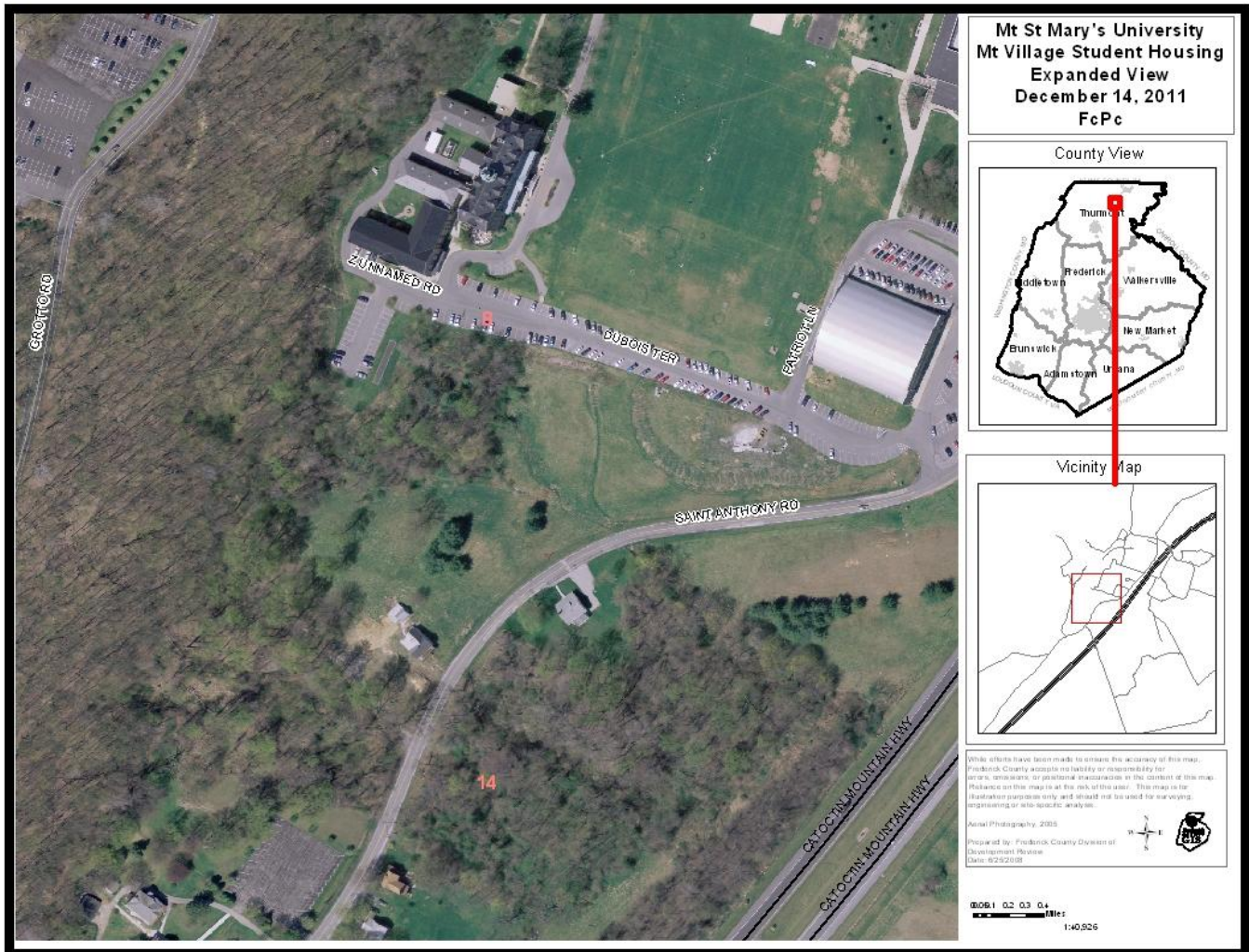
Exhibit #1-Site Plan Rendering

STAFF REPORT

BACKGROUND

Present Proposal:

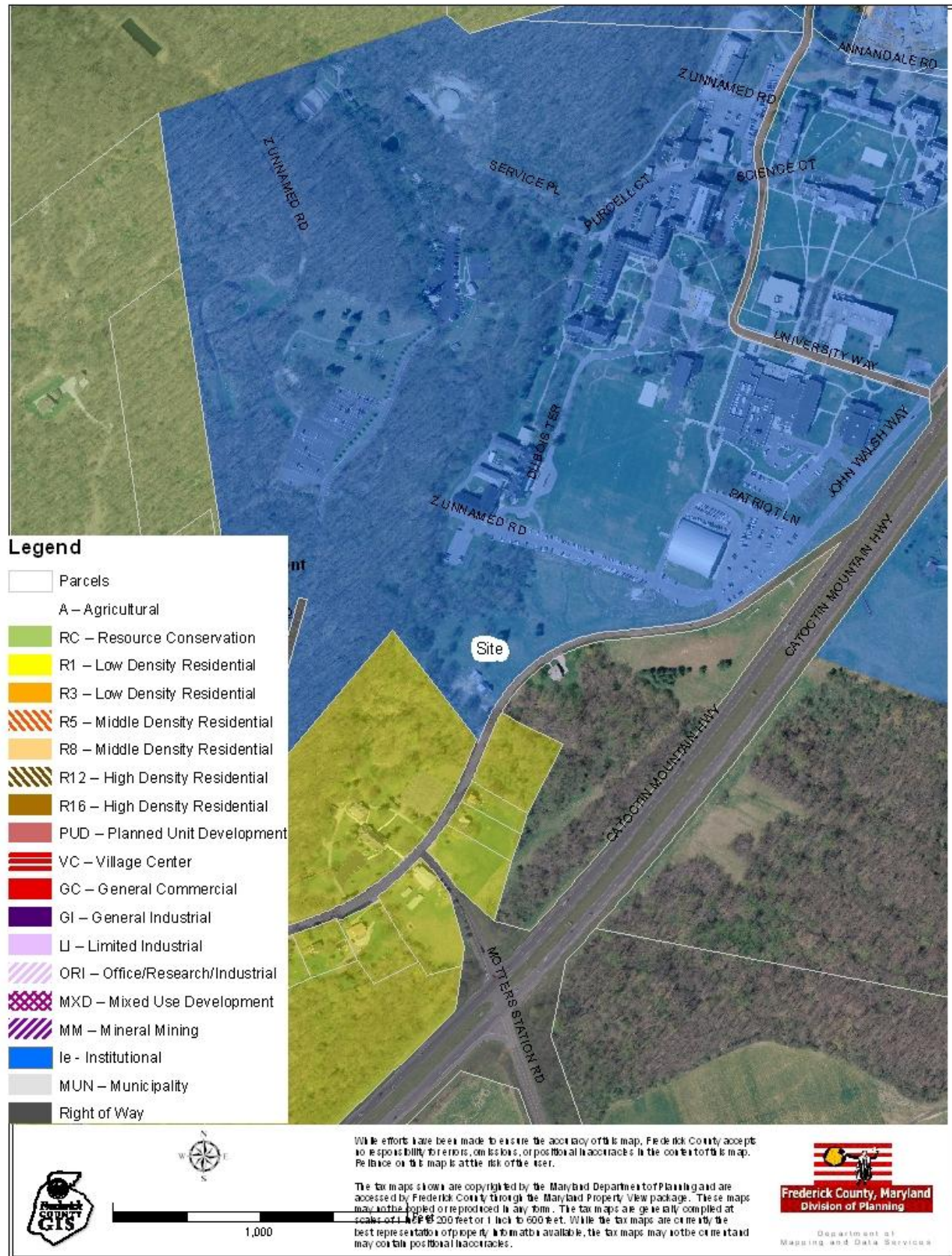
The Applicant is requesting site plan approval to construct six student-housing buildings totaling 72,990 square feet. Each building will contain 35-36 beds for a total of 220 beds located on a 10.87-acre portion of the overall 454.18-acre tract. This plan also proposes to reconfigure the existing parking areas in order to add an additional 32-space parking area.



ANALYSIS

Land Use: The proposed use is being reviewed as an “Euclidian Institutional Use” in accordance with the provisions within §1-19-8.480 in the Zoning Ordinance and is a principal permitted use in the 1e Zoning District subject to site development plan approval.

Zoning: The site is located within the Euclidian Institutional (Ie) Zoning District, shown blue below.



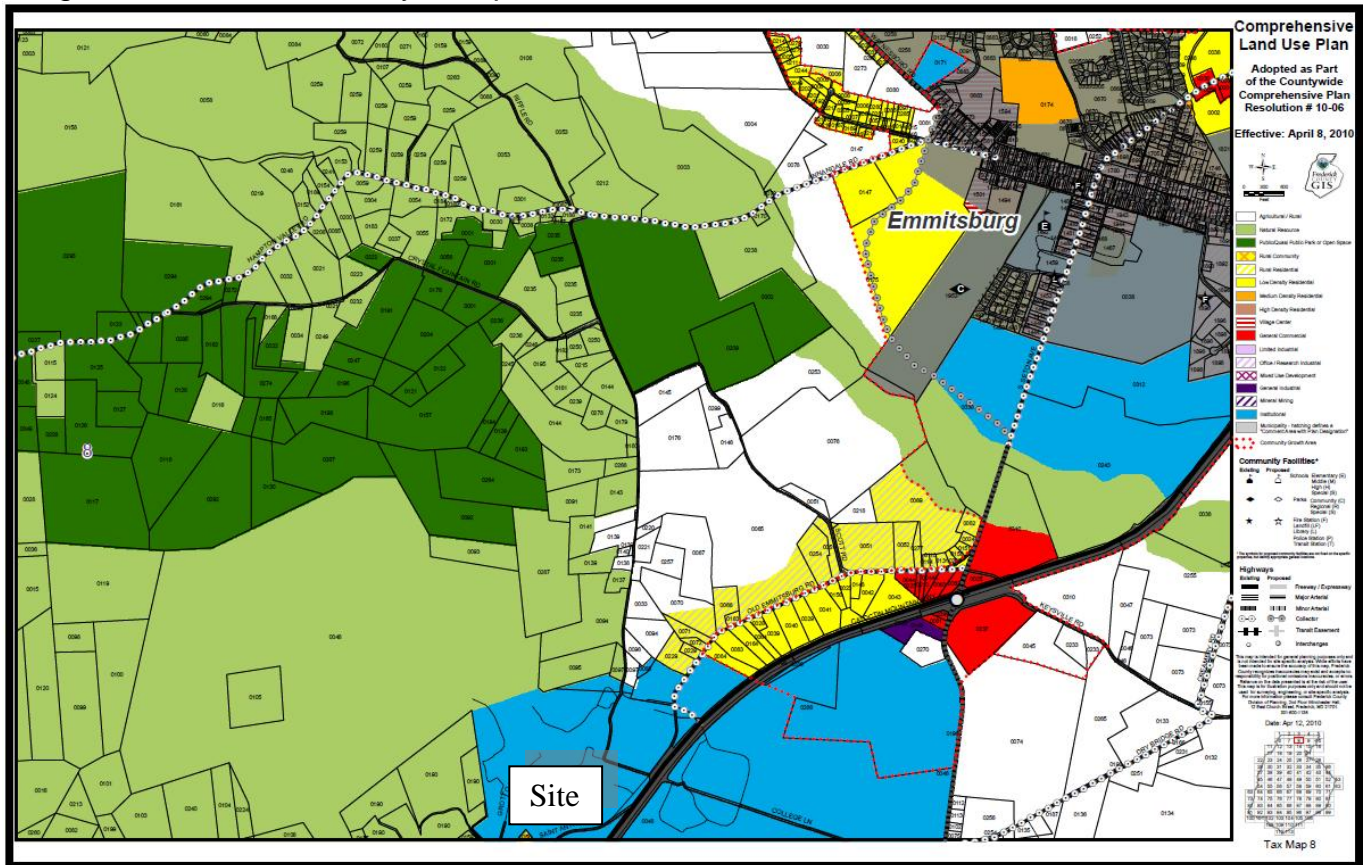
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Frederick County Comprehensive Plan: Thurmont Region

The Frederick County Comprehensive Plan indicates that the land use for this property is Institutional, shown in blue below. The use proposed for the parcel complies with the Land Use designation within the County Comprehensive Plan



Dimensional Requirements/Bulk Standards: Section 1-19-8.480 of the Zoning Ordinance stipulates the setback requirements and the minimum lot area for the proposed use. The setback requirements are 40-foot front yard and 50-foot rear yard, with 50-foot side yards. The maximum height allowed is 30 feet. The proposed plan meets the Bulk/Dimensional requirements.

Access/Circulation: The access will be via a “U” shaped access drive located off of St. Anthony Road. There are two pedestrian access ways located off of the existing parking lot serving the Keating Hall, as well as from the redesign parking area located off of University Way, south of Echo Field.

The site is designed with a 20’ wide pedestrian walkway running through the site, which separates buildings, 1 and 3, from 2, 4, 5, & 6. This 20’ wide access way is outfitted with removable bollards, and is designed to function as a driveway for vehicles loading and unloading student’s belongings during move in/out periods. This access way may also be used by Fire and rescue in the case of an emergency.

Public Transit: This site is not served by Transit.

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Parking: Pursuant to §1-19-6.22 of the Zoning Ordinance, 1 space is required for every 4 students. Therefore, 212 students require 53 spaces. Total parking spaces required are 55; the Applicant is proposing 32 additional spaces due to reconfiguration of the existing parking fields, as well as including 4 additional ADA accessible spaces.

Parking is provided throughout the University campus to meet the needs of the University population. Within the area to be developed, there are 103 existing parking spaces.

Loading Area: No loading spaces are required for this use. However, temporary loading for service vehicles and move in/move out of student housing will be accommodated in the 20' wide access road.

Landscaping: The Applicant has worked with Staff in order to propose a substantial, landscape plan throughout this site. The landscaping contains a variety of plant species, which provide screening as well as aesthetics. The planting schedule follows the standard sizes that have been approved by the Planning Commission.

Utilities: Water and sewer is provided by a private system operated by the University. Water service will be provided by existing and private 8" water main to the site. Sewer service will be provided by a 8" sewer main, a package pump station and a 2' force main connection to the existing private sewer main.

Bicycle Parking: The Applicant has provided 7 bike racks, which will accommodate approximately 18 bikes.

Lighting: The site is to be lighted with 47-10' foot tall post mounted fixtures. All lighting will not exceed 0.5 ft/candles at the periphery of the site and lighting will be directional onto the site through the use of shielding and lighting orientation.

Signage: This site plan is not proposing any additional signage.

Adequate Public Facilities Ordinance (APFO):

This project was reviewed for potential impacts on roads, water and sewer.

It was determined that trips would not exceed the 50 trip peak hour testing threshold and there are no road escrow accounts in the study area, therefore this application is exempt from APFO - Roads. University dorms do more to reduce traffic than increase it by reducing commuting traffic.

DUSWM has stated that the public water and sewer facilities proposed to serve the property appear adequate at the time for this development.

As this is a non-residential use, it is exempt from APFO –Schools requirements.

Forest Resource Ordinance (FRO): The Applicant has noted on the plan that FRO requirements for the site have been met by preserving approximately 2.21 acres of on-site forested area within two easements that are shown on the site plan. Easements must be recorded prior to grading or building permit.

OTHER AGENCY COMMENTS

Other Agency or Ordinance Requirements	Comment
Development Review Engineering (DRE):	Approved
Development Review Planning:	A few minor drafting issues noted in Hansen, in addition to items listed in the report.
State Highway Administration (SHA):	N/A.
Div. of Utilities and Solid Waste Mngt. (DUSWM):	Approved
Health Dept.	Approved
Office of Life Safety	Approved
DPDR Traffic Engineering	Approved
Historic Preservation	N/A.

FINDINGS

Based on the discussion in this report and with the conditions listed below, Staff finds that the application meets and/or will meet all applicable Zoning, APFO and FRO requirements once the conditions of approval have been met.

Staff notes that if the Planning Commission conditionally approves the site plan, the site plan and APFO approvals are valid for a period of three (3) years from the date of Planning Commission approval.

Staff has no objection to conditional approval of the site plan.

RECOMMENDATION

Should the Planning Commission conditionally approve this Site Plan SP # 84-22 (AP# 12137, APFO 12138 & FRO 12139) for the proposed Mount Village Student Housing, the motion for approval should include the following item:

1. Site plan and APFO approval for a period of three years from today's date.

Staff recommends that the following items be added as conditions of approval:

1. Address all agency comments as the plan proceeds through completion.

Exhibit #1 Overall Site Plan: Mount Village Student Housing



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